

CITY OF MINNEAPOLIS

At a Glance: Whittier Neighborhood

Department of Regulatory Services

December 08, 2014



Glossary

Abate List

- Refers to list of properties for which the department has issued 2 or more notices within the prior 12 month period for the removal of nuisance conditions.
- Further nuisances on these properties may be abated directly by the city without additional notice and costs are assessed to the owner.

Condemned

- Means a building has been deemed unsafe to live in.
- May be condemned when:
 - It is vacant and boarded for more than 60 days
 - It is determined to be unsafe
 - An inspector cites specific hazards
 - It is dilapidated and no specific hazards are cited, but the inspector has assigned the property a score by ordinance qualifying it for condemnation
 - Utilities to it have been discontinued or
 - There is a housing hygiene problem as determined by the Housing Inspections Department.

COP

- Means Conduct on Premises
- Refers to the 1991 amendment to the Rental Licensing Ordinance that allows the city to address qualifying incidents of disorderly conduct of tenants and their guests that adversely impacted neighbors.

Good Cause

- Refers to the Department's ability to authorize the denial, refusal to renew, revocation, or suspension of a rental dwelling license, or impose reasonable conditions or restrictions on the same, based on specific criteria.
- This profile refers to "Good Cause 7+ scores," which identifies properties that have met objective criteria requiring them to meet with the Department prior to obtaining a new rental license (does not affect existing licenses).

PPU

- Means Problem Properties Unit
- Case management focused team within Housing Inspections Services division charged with identifying the City's worst properties and developing an action plan to resolve their issues. Also tracks and manages boarded, vacant, and condemned housing.

VBR

- Refers to the City's Vacant Building Registry, which is a list of all properties that meet the legal criteria for inclusion into the VBR program including:
 - Condemned requiring a code compliance inspection
 - Unoccupied and unsecured for five days or more
 - Unoccupied and secured by means other than those normally used in the design of the building for 30 days or more
 - Unoccupied with multiple housing maintenance, fire or building code violations existing for 30 days or more
 - Unoccupied more than 365 days with an order having been issued to correct a nuisance condition
 - A vacant commercial or residential building or structure which is unable to receive a certificate of occupancy due to work stoppage or expired permits

Whittier Profile

as of 12/04/14

Total Parcels

Parcels w/ land use detail	2638
Rental licenses	1092
Parcels with Rental Licenses	1065
Rental units	6338
Average rental units	5.80
Rentals / total residential	52%

All violations & police calls

<u>Parcels</u>	<u>Violations</u>
Interior violations	284
Exterior violations	132
Fire violations	93
Nuisance violations	628
All violations	909
Total police calls	1001

Parcels with Serious Flags

<u>Past 2 years</u>	<u>Current</u>
VBR	12
Condemned	04
Illegal Occupancy	31
PPU	04
Good Cause 7+ scores	06
COP	14
Abate list	138 (6 months)

Rental Licenses by

<u>Unit Count</u>	<u>Count</u>	<u>%</u>	<u>%</u>
1	473	44.40%	44.40%
2	215	20.20%	64.60%
3	48	4.5%	69.10%
4-5	106	9.95%	79.05%
6-10	60	5.63%	84.68%
11-15	37	3.47%	88.15%
16-20	45	4.23%	92.38%
21-30	47	4.41%	96.79%
31+	34	3.19%	100.00%
Grand Total	1065	100.0%	100%

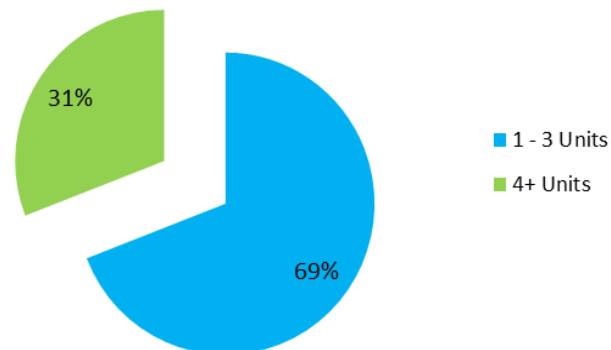
Land Use Assessor

(when descriptions available)

<u>Count</u>	<u>%</u>
Vehicle Related Use	17
*Group Residence	19
*Mixed Comm., Res, Apt.	32
Office	44
Retail	71
Institution, School, Church	12
Comm. Work Shop	25
Comm. Area	05
Industrial warehouse/factory	04
Bar, Restaurant, Club, Entertain.	25
Utility	3
Public Accommodations	01
*Multi Family (Residential)	769
*Single Family (Residential)	1231
Sport or Recreation Facility	05
Garage or Misc. Residential	152
Misc. Commercial	03
Vacant Land	130
Grand Total	2548

*Includes Residential Use

Rental License Breakdown by Paid Units



Whittier Demographic Profile

Whittier Demographic Summary								
Data Source:	2010 Census					2010 Census		
Category:	Population					Housing		
	Population	17 years & younger	18 years & older	Male	Female	Total housing units	Occupied housing units	Vacant housing units
Number	14321	2511	11809	7585	6736	7372	6859	513
Percentage	100.0%	17.5%	82.5%	53.0%	47.0%	100.0%	93.0%	7.0%

Data Source:	2010 Census						
Category:	Race and Ethnicity						
	White	Hispanic or Latino	Black or African American	American Indian and Alaska Native	Asian	Other Race	Two or More Races
Number	7738	2592	2823	225	532	0	410
Percentage	54.0%	18.1%	19.7%	1.6%	3.7%	0.0%	2.9%

Data Source:	2008-2012 American Community Survey					2008-2012 American Community Survey	2008-2012 American Community Survey			
Category:	Education					Language	Income			
	Less than a high school degree	High school degree	Some College or Associate's Degree	Bachelors degree	Graduate or Professional Degree	Speaks only English at home	Speaks language other than English at home	Less than \$50,000	\$50,000 to \$74,999	\$75,000 or more
Number	1473	1691	2243	2535	1122	9351	3967	4936	884	1039
Percentage	16.2%	18.7%	24.7%	28.0%	12.4%	70.2%	29.8%	71.9%	12.9%	15.1%

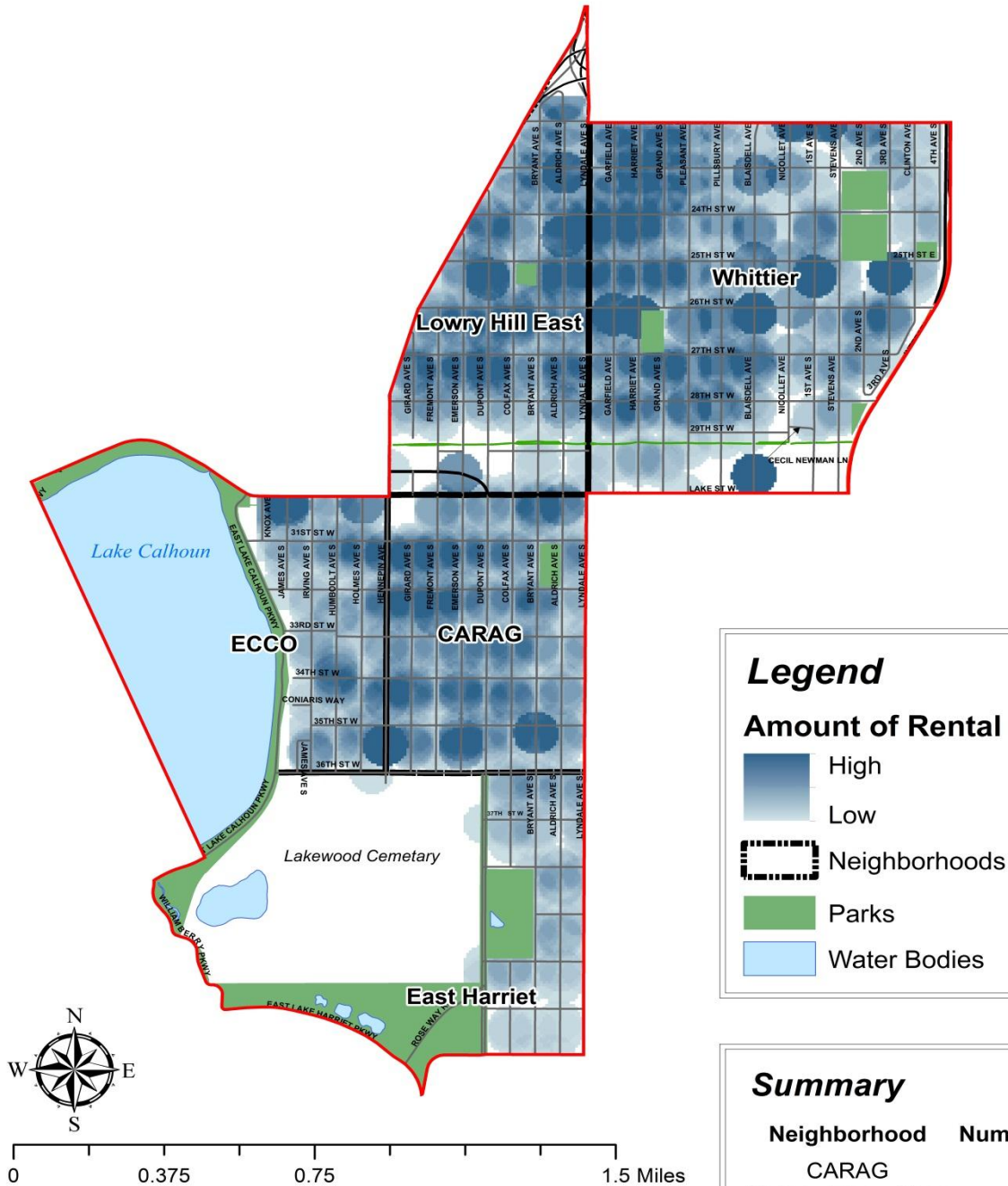
Notes:

The Census & American Community Survey data was compiled by MN Compass

Websites:

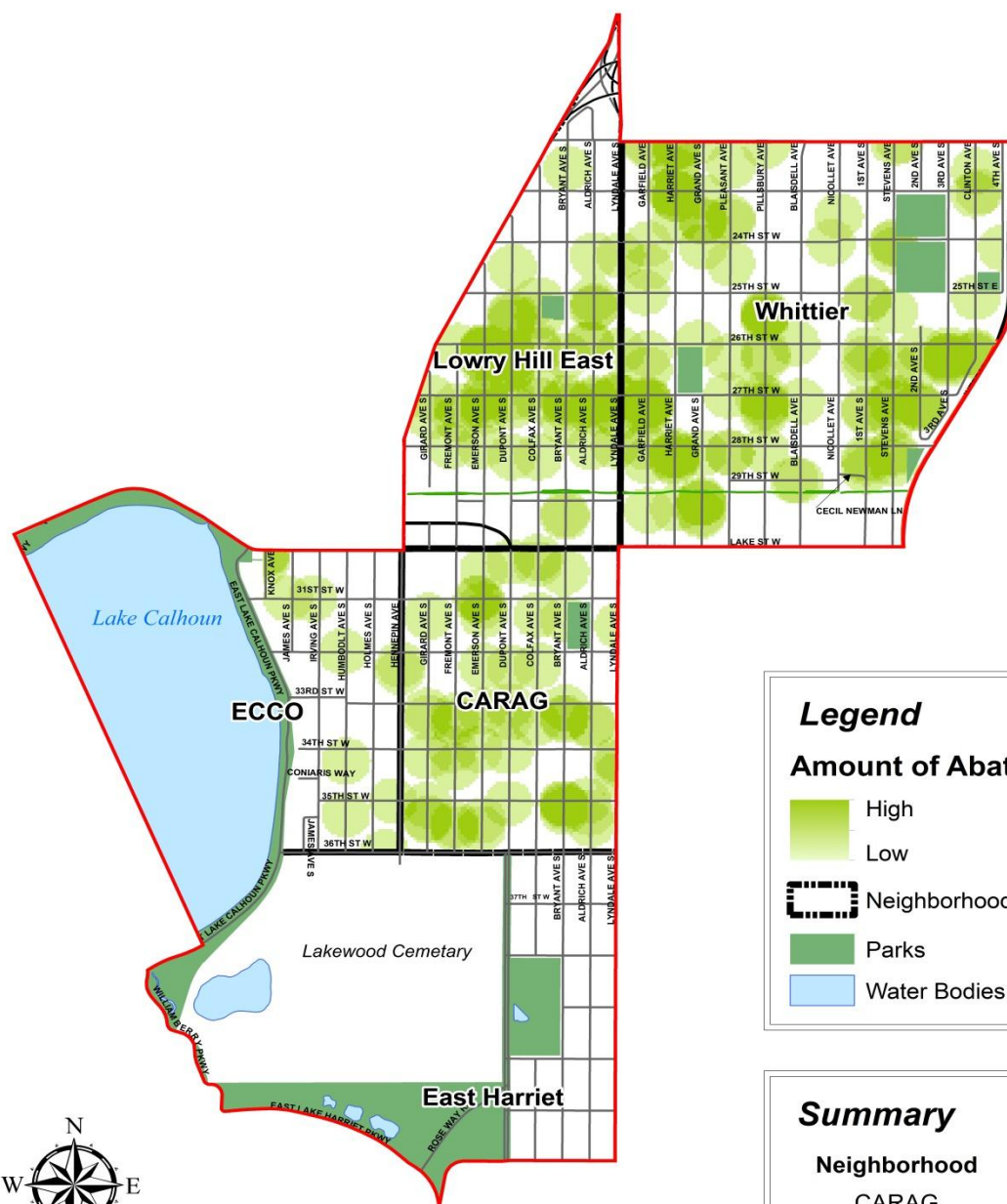
<http://www.mncompass.org/profiles/neighborhoods/minneapolis-saint-paul#!areas>
 MN Compass

Ward 10 Rental Properties



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Glendon Haslerud - Intern
December 18, 2014

Ward 10 Abate List Properties



Legend

Amount of Abate List Properties



Neighborhoods

Parks

Water Bodies

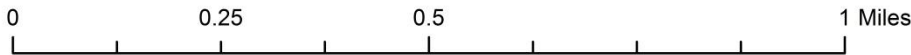
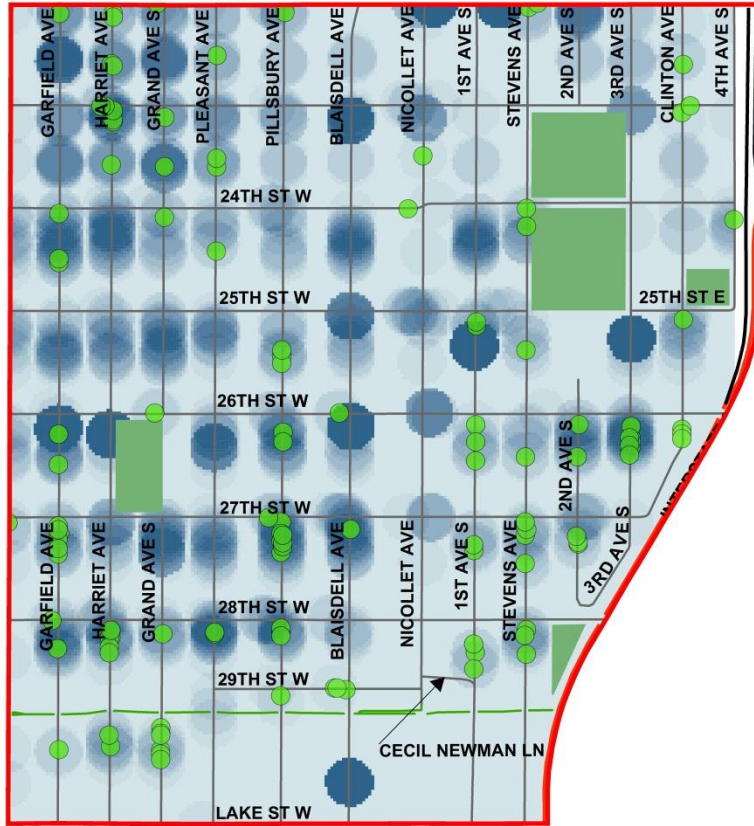
Summary

Neighborhood	Number of Abate List Properties
CARAG	52
Cedar - Isles - Dean	0
East Harriet	0
ECCO	12
Lowry Hill East	62
West Calhoun	0
Whittier	116
Ward 10 Total:	242



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December 18, 2014

Whittier Abate List & Rental Properties



Legend

● Abate List Properties

Amount of Rental Licenses



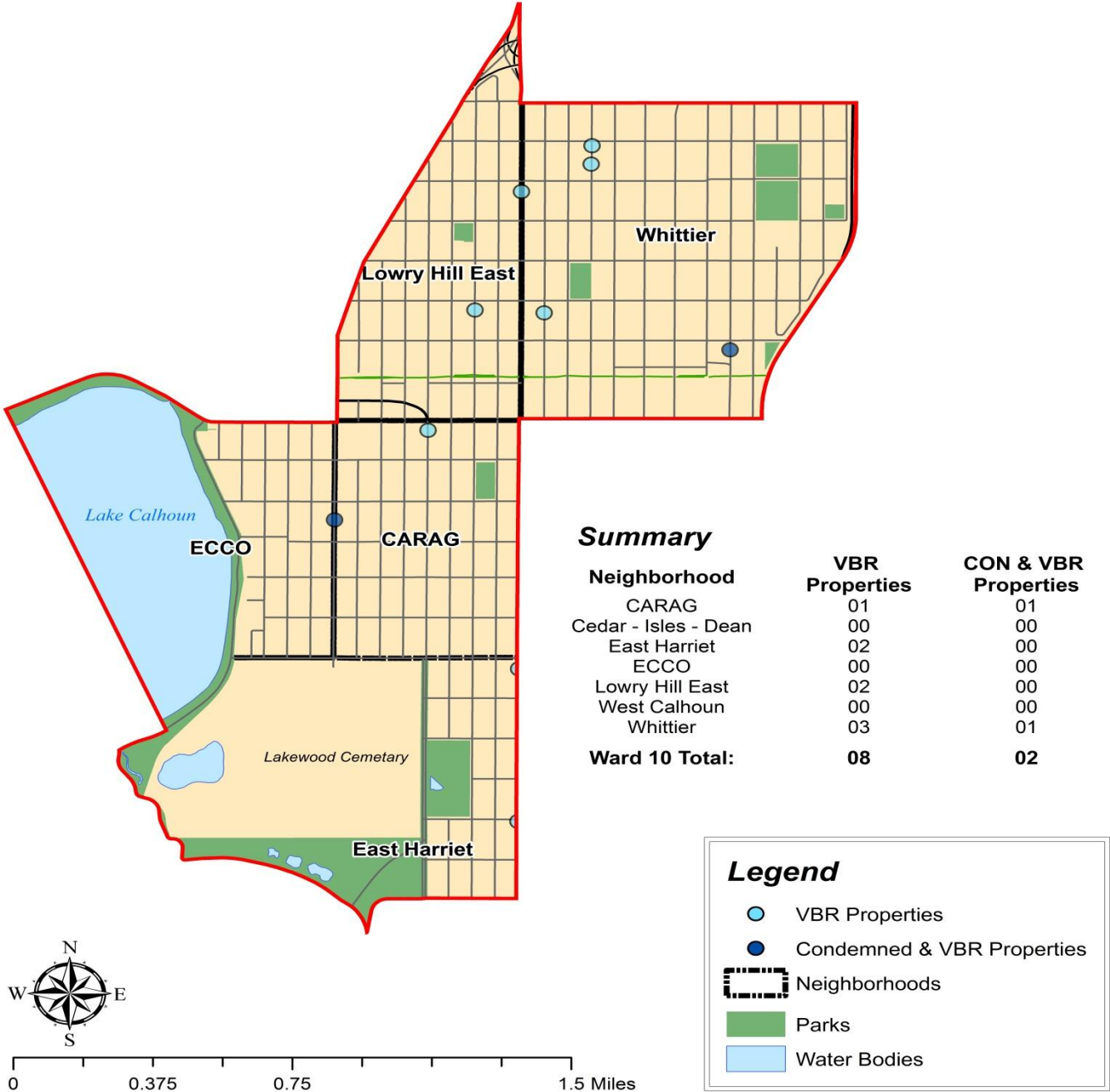
Summary

Neighborhood	Rental Licenses	Abate List Properties
Whittier	1,065	120
Ward Total:	2,524	225

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Glendon Haslerud - Undergraduate Intern
December 8, 2014

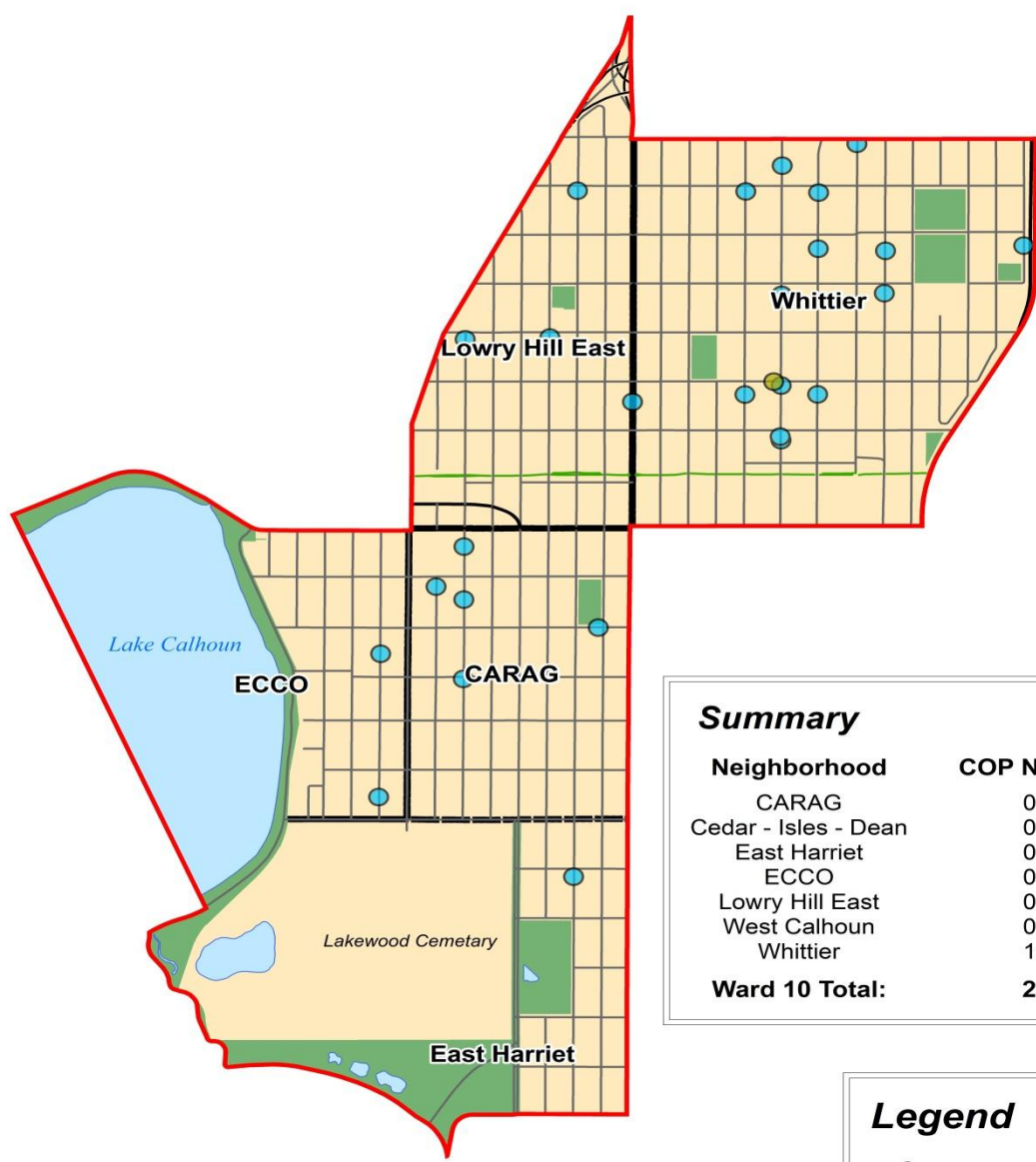


Ward 10 Condemned and Vacant (VBR) Properties



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December 18, 2014

Ward 10 Conduct on Premise (COP) & Problem (PPU) Properties



Summary

Neighborhood	COP Notices	PPU Properties
CARAG	05	00
Cedar - Isles - Dean	00	00
East Harriet	01	00
ECCO	02	00
Lowry Hill East	04	00
West Calhoun	00	00
Whittier	14	01
Ward 10 Total:	26	01

Legend

- PPU Properties
- COP Properties
- Neighborhoods
- Parks
- Water Bodies



0 0.375 0.75 1.5 Miles



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December 18, 2014

Whittier Condemned, Conduct on Premise (COP), Problem Property (PPU) & Vacant (VBR) Properties



0 0.075 0.15 0.3 Miles



Legend

- CON & VBR Properties
- COP Properties
- VBR Properties
- PPU Properties
- Neighborhood Boundary

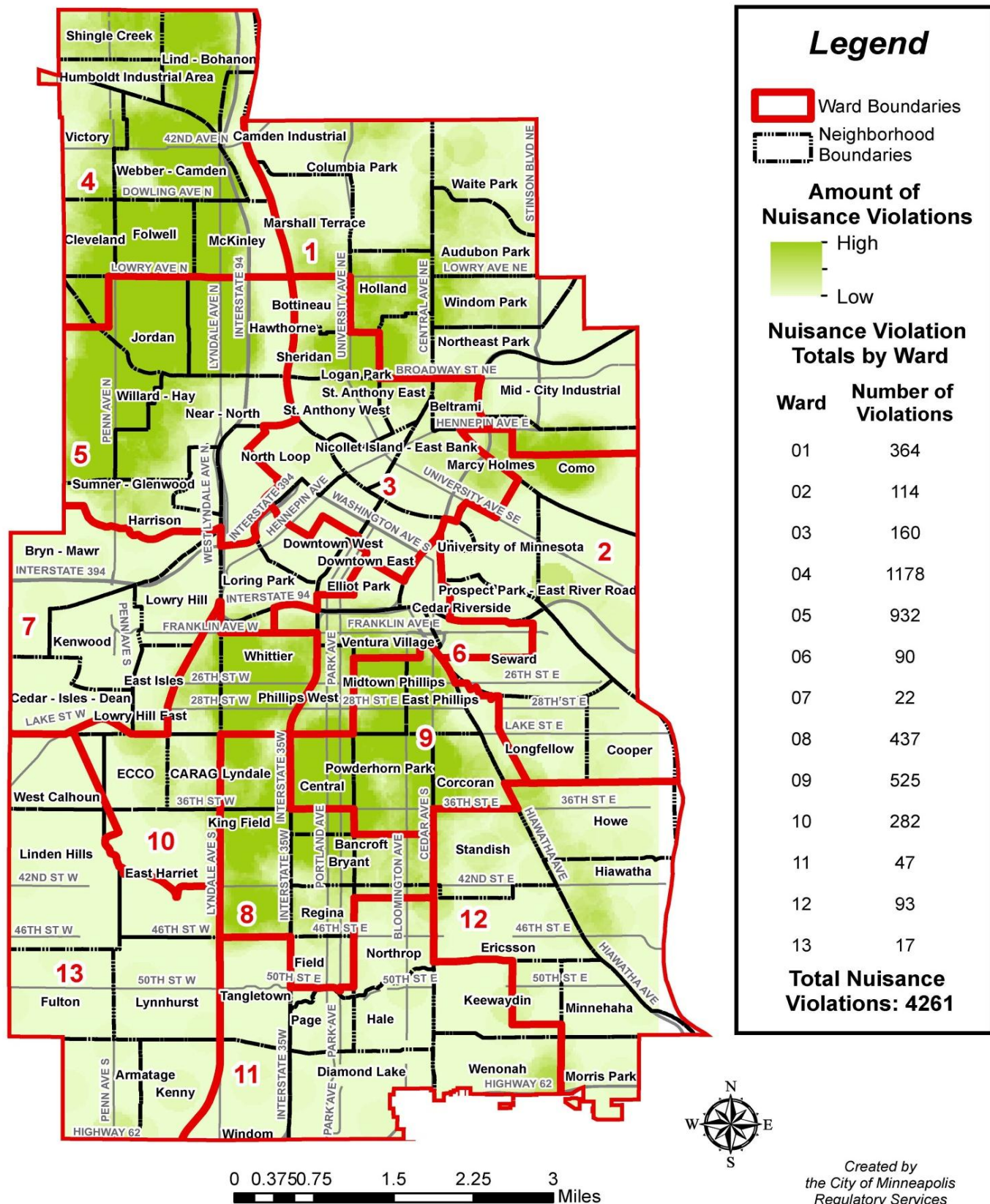
Neighborhood	COP	PPU	VBR	CON & VBR
Whittier	14	1	3	1
Ward 10 Total	26	1	09	2

Total Properties:
19

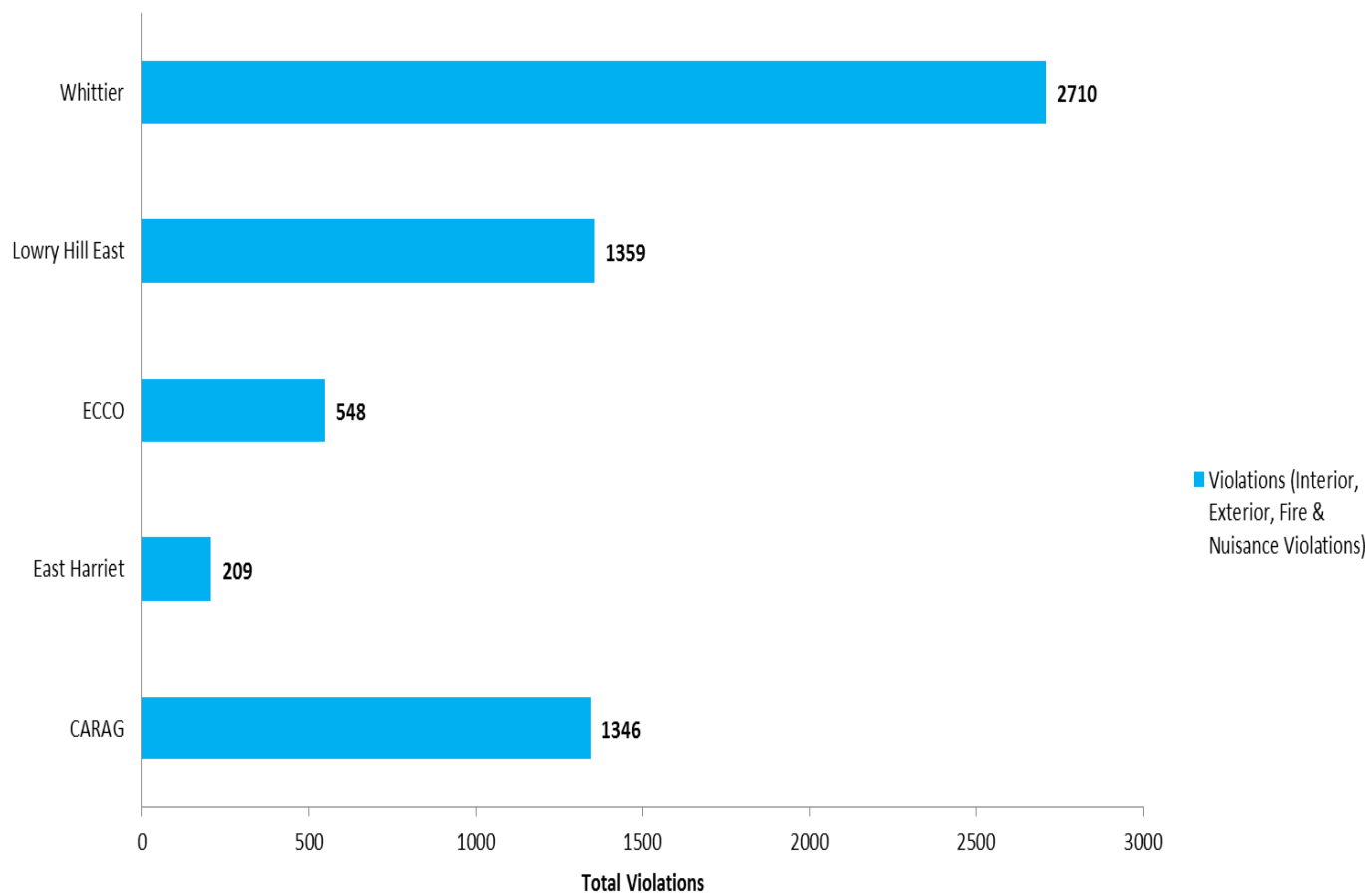


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Erik Lundborg-Regulatory Services Intern
December 5, 2014

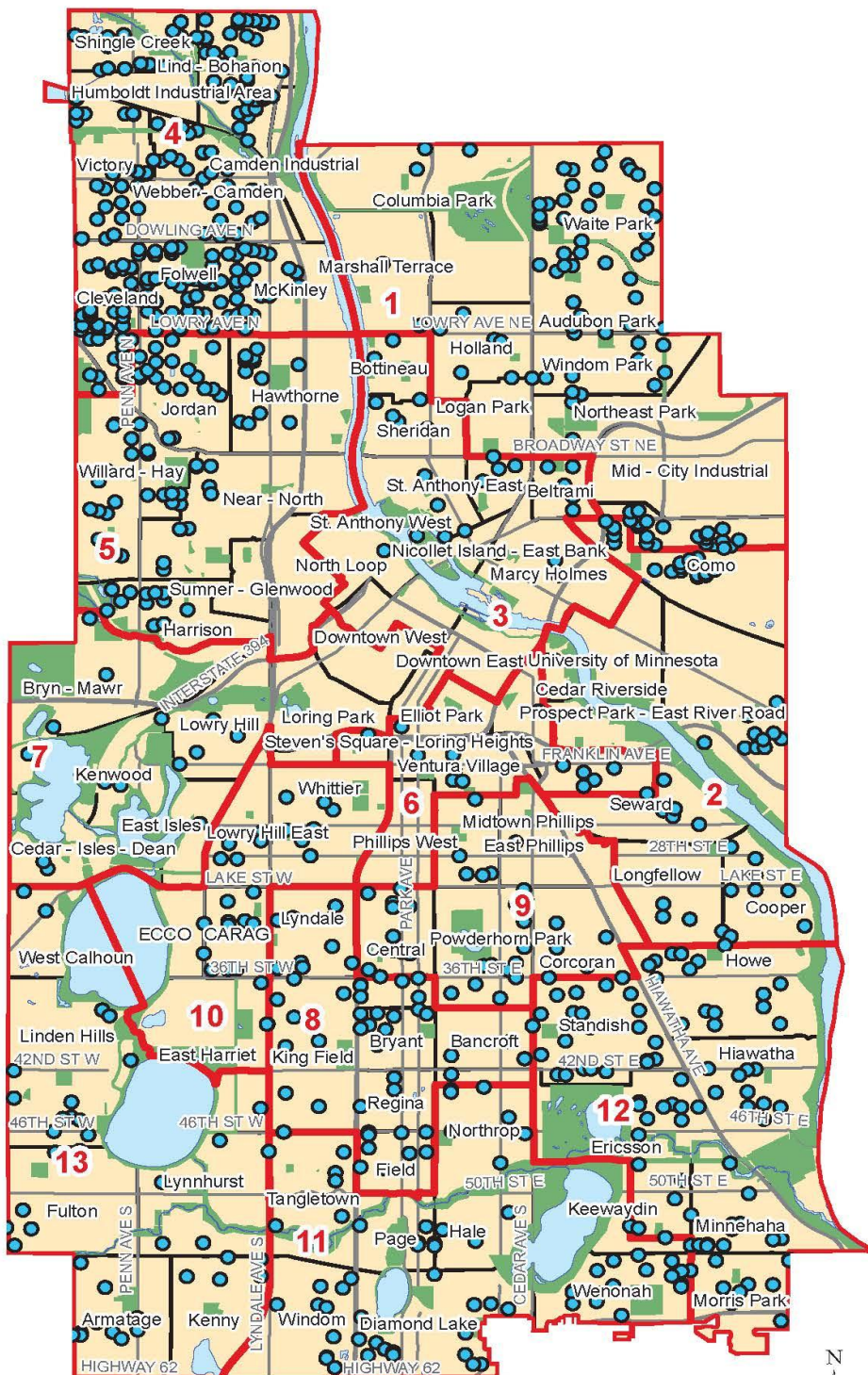
Nuisance Violations by Ward & Neighborhood – through Q2 2014



Ward 10 Violations (last 2 years)



Citywide Rental License Conversions in 2013



Legend

- Rental License Conversions

Rental License Conversions by Ward

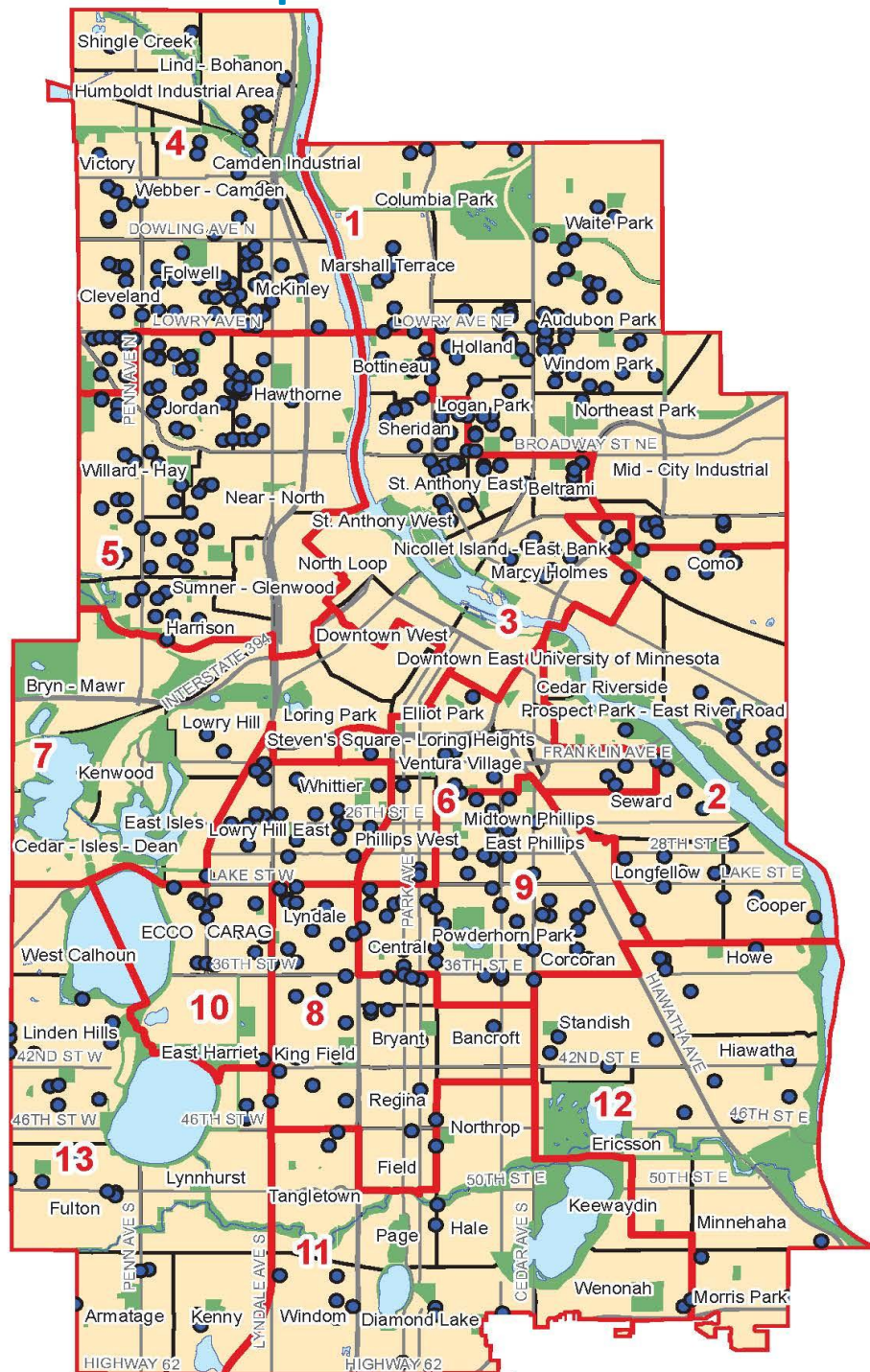
Ward	Properties
01	89
02	48
03	25
04	225
05	81
06	14
07	14
08	51
09	35
10	28
11	68
12	84
13	40

Total Properties: 802

*6 Properties could not be identified

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May 16, 2014

Citywide Rental License Change of Ownerships in 2013



Legend

- Rental License Change of Ownership Properties

Rental License Change of Ownership by Ward

Ward	Properties
01	84
02	40
03	52
04	77
05	80
06	17
07	02
08	37
09	49
10	43
11	15
12	18
13	27

Total Properties: 541

*1 Properties could not be identified

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Regulatory Services
May 16, 2014

Strengthening Communities by...

- Increasing community partnerships and collaborations
- Increased use of data analysis to assist real needs and deploy resources effectively
 - Includes disaggregated data analytics
 - Identifying trends in market that impact neighborhood stability
- Renewed focus on community engagement and partnership opportunities
 - Define metrics and indicators based on actual expressed need of stakeholders
 - Increase push of data externally

Contact us:

Nuria Rivera-Vandermyde

Director

Nuria.Rivera-Vandermyde@minneapolismn.gov

(612) 673-3726

To reach our inspections divisions, contact:

Joann Velde

Deputy Director, Housing Inspections Services

Joann.Velde@minneapolismn.gov

Residential inspections for single family homes up to triplexes

Mike Rumppe

Manager, Fire Inspections Services

michael.rumppe@minneapolismn.gov

Residential inspections for multifamily (4+) buildings

To reach our data analysts, contact:

Noah Schuchman

Deputy Director, Operations & Business Improvement

Noah.Schuchman@minneapolismn.gov

(612) 673-2781

Visit our Website:

<http://www.ci.minneapolis.mn.us/regservices/index.htm>



*Strengthening communities by
partnering with residents,
neighborhoods and businesses to
make the city safer, healthier and
more inviting to all.*

Department includes:

Housing Inspection Services/PPU

Fire Inspection Services

Traffic Control

Animal Care and Control